



FOR SALE BY INFORMAL TENDER

THE ARABLE LAND KNOWN AS

“HYLANDS FIELD”

**PORTERS LANE, FAVERSHAM,
KENT, ME13 0DP**

A Parcel of grade I arable land with road frontage to Porters Lane
17.7 acres for sale as a whole.

**Closing date for Informal Tender
Wednesday 11th March 2026**

LOCATION

The land is situated approximately a mile to the south of Faversham which provides all main facilities with rail link connections to London and a few hundred yards from junction 6 on the M2 via the A251 – Please see location plan.

DESCRIPTION

The property comprises a single parcel of land which is used for arable production. The soil is a deep, well drained silt Classified as Grade I.

The land in its entirety extends to 17.7 acres.

TENURE & HOLDOVER

The land is offered freehold and subject to holdover for the vendor to harvest the 2026 crop of wheat.

ACCESS

The land is accessed from Porters Lane to the south.

METHOD OF SALE

The property is offered for sale as a whole by Informal Tender. The closing date for completed Informal Tender forms is 12 noon on Wednesday 11th March 2026. Informal Tender forms are available on request.

WHAT 3 WORDS

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PHOTOGRAPHS

The photographs included in these particulars were taken in February 2026.

VIEWINGS

During daylight hours only, from Porters Lane & with particulars in hand. Strictly no vehicles on site please.

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

AGENTS' NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom.

The boundaries are part divided with mature hedgerows, and the purchaser must satisfy themselves on the location of the boundaries direct from the Land Registry documents available.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

SPORTING RIGHTS

These are in hand and will pass at the sale of the freehold.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

TOWN & COUNTRY PLANNING

The land is subject to a historic restrictive covenant with a previous owner prohibiting building of any kind except for agriculture.

The current owner will retain an overage clause in the contract for 30% over the next 50 years. Agricultural and equestrian development will be excluded.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity suppliers or other rights of way, covenants, restrictions and obligations quasi-easements and all wayleaves whether referred to or not within these particulars. An electricity wayleave crosses the land.

SPECIAL NOTE

The vendors are retaining a strip of land along the east boundary adjoining the A251. This will be pegged out and not fenced.

AGENTS DETAILS

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GUIDE PRICE £275,000



